

ORDINANCE NO. 1435

AN ORDINANCE relating to comprehensive plans; adopting Comprehensive Plan Augmentation-West Campus Property, Federal Way under the provisions of KCC 20.16.020

## PREAMBLE:

The County Planning Ordinance 263 has provided for more comprehensive planning and zoning for distinct geographic areas in King County. Section 3 of Article 2 of the Ordinance permits amplification and augmentation of the Comprehensive Plan for distinctive geographic areas. Thus allowing for the adoption of official County policy.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. The "Comprehensive Plan Augmentation-West Campus, Federal Way" attached hereto as Appendix A is adopted as an addendum to the Comprehensive Plan for King County and as an amplification and augmentation of the Comprehensive Plan it constitutes official County policy for the geographic area defined therein.

INTRODUCED AND READ for the first time this 10<sup>th</sup> day of

October, 1972.

PASSED this 11<sup>th</sup> day of December, 1972.

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON

Mary J. Owen  
Chairman

ATTEST:

Lee Kraft  
Administrator-Clerk  
King County Council

DEEMED ENACTED WITHOUT  
COUNTY EXECUTIVE'S SIGNATURE

APPROVED this \_\_\_\_\_ day of Dec 21, 1972

\_\_\_\_\_  
King County Executive

7234602

# COMPREHENSIVE PLAN AUGMENTATION

## WEST CAMPUS PROPERTY,

### FEDERAL WAY

#### DEFINITIONS

1. Comprehensive Plan Augmentation:

A set of policies, or development concept, designed to bridge the gap between the long-range, County-wide Comprehensive Plan and the more current activities of zoning regulation and public improvement construction. These policies, which are consistent with general County policies, specifically apply to a particular geographic portion of the County and to the known community needs and desires of that area. They are intended to guide anticipated development within the next six to ten years.

This augmentation consists of two parts; a text containing development policies and a development concept map.

2. West Campus Property:

That approximately 1,600 acre, undeveloped parcel of land, under single contiguous ownership, which lies generally west of the Federal Way urban center corridor along Pacific Highway (SR-99), east of 21st Avenue Southwest, north of Southwest 356th Street and south of Southwest 320th Street.

## ASSUMPTIONS

1. That the West Campus Plan is a conceptual plan with insufficient detail to consider such factors as internal circulation and urban design; and that any resulting approval would be on the concept only.
2. That the advantages of working within a total "campus plan" outweigh the advantages of forcing the more intensive uses proposed in the Plan into existing industrial zones in the Federal Way vicinity.<sup>1</sup>
3. That the present system of processing zone reclassifications provides adequate controls to assure the protection of surrounding properties and to assure quality site development.<sup>2</sup>

## FINDINGS OF FACT

1. The last area zoning of the Federal Way/West Campus vicinity occurred in 1965.
2. The West Campus property is presently zoned S-R. It is surrounded by S-R Zoning on the north, west and south. On the east it is bounded predominantly by M-L, RM-900, and S-R (Potential RM-900), with lesser amounts of C-G and RM-1800 classified properties.<sup>3</sup>

<sup>1</sup>A conclusion drawn from the "Draft Environmental Impact Statement: The West Campus Development Plan for a Portion of Federal Way." July 5, 1972, King County Department of Planning.

<sup>2</sup>A conclusion drawn from the "Draft Environmental Impact Statement: The West Campus Development Plan for a Portion of Federal Way," July 5, 1972, King County Department of Planning.

<sup>3</sup>Official Zoning Map, King County Department of Planning.

3. The West Campus property is presently undeveloped and has no roads. Access may be obtained to the property most easily from 21st Avenue Southwest on the west, and from Southwest 320th Street on the north.
4. A Bonneville Power Administration transmission line bisects the property diagonally, from the northeast corner of the property southwesterly to the southwest portion of the property.
5. The development proposal provides for 281.8 acres of park and open space, 160 acres for school sites, 224.2 acres for business and office park (and possible hospital site), 42.4 acres of commercial use, 849.8 acres (52%) for residential uses, 63.6 acres for arterial dedication (and well site), and 4.4 acres for church use. Total acreage: 1,626.2.<sup>4</sup>
6. Quadrant has proposed a saturation density for the development of 5.65 dwelling units per acre. Total project population would then be 18,626. Quadrant planners have estimated the population to reach about 10,000 sometime between 1975 and 1979.<sup>5</sup>
7. Quadrant planners expect the West Campus Property to absorb 16% of the residential growth projected for 1970-1980 in Southwest King County.<sup>6</sup>

<sup>4</sup>"West Campus: Land Use and Density Statistical Information." Market Research Department, Quadrant Corporation, Undated.

<sup>5</sup>Ibid

<sup>6</sup>"West Campus: Demand for Housing and Non-Residential Uses, 1972-1982, Market Research Dept., Quadrant Corporation, April 1972.

8. The area is characterized by medium to heavy stands of hardwoods (predominantly alder) in the northwest portion, approximately one-sixth of the site. The remaining portion of the property which lies north of the B.P.A. transmission line is dominated by medium to heavy stands of conifer and conifer/hardwood mix. The southern portion of the property is characterized by the general absence of substantial forest growth.<sup>7</sup>
9. Slopes are predominantly less than 10%, with only intermittent narrow strips running generally northerly through the central portion of the property exceeding 20% slope.<sup>8</sup>
10. Relatively well to well-drained soils cover most of the West Campus. Those soils manifesting poor drainage qualities are generally associated with the steeper sloped topographic features. A few pockets of organic soils and peat are scattered through the Campus, generally associated with minor topographic depressions and ponds. Those soils which tend to be poorly drained lie generally in the northern portion of the property.<sup>9</sup>

<sup>7</sup>Quadrant Corporation maps submitted for Committee review, "Existing Forest Cover."

<sup>8</sup>Quadrant Corporation maps submitted for Committee review, "Slope Study."

<sup>9</sup>Quadrant Corporation maps submitted for Committee review, "Geological Survey."

11. Much of the aforementioned soil of poor drainage quality lies in the vicinity of 320th Street Southwest.<sup>10</sup> Portions of that street during heavy rains, presently become totally covered by standing stormwater run-off.<sup>11</sup>
12. The plateau on which the West Campus Property is located contains the headwaters of the Hybelos Creek drainage pattern.<sup>12</sup>
13. The West Campus Property lies within the Lakehaven Sewer District, Water District No. 100, Fire District No. 39, and Federal Way School District No. 210.
14. The map portion of the King County Comprehensive Plan, which is generalized and conceptual in nature, indicates an urban business center in the vicinity of South 320th Street and Highway 99 and an industrial complex in the vicinity of South 348th Street and Highway 99. The remainder of the Federal Way Area is shown on the Plan as medium density residential, which includes neighborhood and community level business and service areas.

<sup>10</sup>Quadrant Corporation maps submitted for Committee review, "Geological Survey."

<sup>11</sup>Letter dated March 16, 1972, from King County Councilman Dave Mooney, to Edward B. Sand, Director, Dept. of Planning.

<sup>12</sup>Environmental Impact Statement, "The West Campus Development Plan for a Portion of Federal Way." King County Department of Planning, July 5, 1972.

15. The King County Streets and Highways Plan and current State Highway Department plans indicate that South 348th Street between Interstate 5 and First Avenue South will be on the approximate alignment of an extension of State Highway 18 into the Port of Tacoma. This route is planned as a heavy trucking facility at a freeway or expressway status, and will connect the industrial complexes at Tacoma and Auburn with a major cross-state route (I-90) at Echo Lake. The 348th Street Interchange with Interstate 5 is a clover-leaf designed to handle heavy truck traffic.
16. Some trucking firms have located in the area south of 348th Street between Highway 99 and Interstate 5.<sup>13</sup> Approximately 230 acres of light industrial and industrial park zoning already exists in the immediate area of the interchange, and the more than 500 acres exists in the Federal Way Planning Area.<sup>14</sup>

The following policies and Development Concept Map make up the Comprehensive Plan Augmentation - West Campus Property, Federal Way.

1. The West Campus Development should support and add to the over-all Comprehensive Plan for Federal Way and to the community's economic and social welfare.

<sup>13</sup>Ibid.

<sup>14</sup>Official Zoning Map, King County Department of Planning.

2. Some form of conditional zoning should be used in each phase of the development in order to preclude excessive zoning commitments to high intensity uses and in order to provide a continuous level of community understanding and involvement.

COMMENT: The West Campus Plan considered by the E.D.C. is a conceptual plan and does not furnish sufficient detail to consider internal circulation and urban design factors. Approval at this time is based on the concept only.

3. The community business center proposed for First Avenue Southwest and Southwest 336th shall be restricted to community level shopping facilities.
4. The development of the Industrial and Office property immediately east of the proposed community business center shall be restricted to uses which are primarily non-commercial centers of employment, such as manufacturing park and business offices which are part of the general employment base for Federal Way.
5. Housing should be available for all levels of income in this development, as well as in others of the area, to encourage employment on a non-discriminatory basis.
6. The neighborhood business centers proposed on First Avenue Southwest shall be restricted generally to the level of Convenience Business Centers as defined in the Comprehensive Plan.

COMMENT: Three neighborhood business centers within 6,000 feet of each other is in conflict with the policies of the Comprehensive Plan.



7. The access to the Convenience Business Center at the intersection of Southwest 348th and First Avenue South shall be restricted to First Avenue South. This activity shall be appropriately screened from the intersection. The southerly portion of the area proposed for this center should be devoted to professional and/or multi-family residential uses. Further business growth at that major thoroughfare intersection should be discouraged.
8. All business areas shall provide for open space, landscaping and public areas located and developed in such ways as to enhance the design quality of the Campus as a whole as well as the business areas.
9. A comprehensive drainage plan for the West Campus Property must be developed by the owner and approved by King County prior to the issuance of any building permits, consistent with the previous E.D.C. policy recommendation which provides that "Water quality, quantity and rate of run-off within a drainage basin should approximate conditions relating to the quality and quantity of water prior to development." If the property is to be developed in parcels, the plan in turn shall account for the staging and provide bonding for each phase and those areas affected by that phase to assure plan follow-through.

COMMENT: Hybelos Creek could be subject to frequent and possibly severe floods if adequate provisions are not made for storm water control. The storm water control problems

are an important part of the development plans for this site, with the projected development of the office-industrial complex.

10. If the storm water drainage plan provides for a system of drainage swails and recharge areas, appropriate easements shall be provided and provisions made for operation and maintenance.
11. The sewer disposal system in the development shall provide treatment services consistent and compatible with County, State and Federal regulatory standards.
12. The educational sites within the development must be in accordance and consistent with the County Comprehensive Plan and the master plan of the Federal Way School District.
13. Standards of development of First Avenue South from 320th to South 348th and South 336th from Pacific Highway South to 21st Southwest shall include such devices as landscaped median strips, pedestrian crossings, signals, turning lanes, street trees, street lights, and underground power-telephone-television lines.
14. All streets within the West Campus shall be fully developed and incorporate urban utilities such as sewer, water, street lighting and sidewalks, as required. No half streets shall be permitted regardless of phasing of development.

15. A system for movement of pedestrian and non-motorized vehicular traffic within the property must be formulated for County approval as an element of the West Campus Plan.

16. During the subsequent Federal Way Area Zoning, the area lying between I-5 and the West Campus Property shall be examined for the purpose of determining or achieving compatibility with this Comprehensive Plan Augmentation, and with the community's overall economic and social welfare.

COMMENT: The proposed office and industrial park areas within the West Campus Property imply zone changes for the properties lying east of the West Campus and west of Interstate 5 during the imminent Federal Way Area Zoning.

17. Development Concept Map:

This map indicates only the general location and form of the principal land uses within the West Campus Property portion of the Federal Way Area.

The preceding policy statements were used in preparing this Development Concept Map, and are to be used in the evaluation of zoning reclassifications, planned unit developments, and other land use controls applied within the West Campus Area. Therefore, this Development Concept Map should be used in conjunction with the text portion of the Comprehensive Plan Augmentation, as well as the King County Comprehensive Plan.

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